

Appendix C - Property Details

- 1-Story 3357 Sqft Custom Home has 3 Bedrooms, 2 Full Baths, Half Bath, Living Room, Dining Room, Family Room, Study/Office, Utility Room, 3-Car Attached Garage w/3rd Full Bath & Detached Workshop w/2nd Half Bath.
- Home has 18-inch Ceramic Tile Thru-out, Custom Inlays, Crown Molding, Custom Drapery, Ceiling Fans, Cove Ceilings, Stone Gas Fireplace & Window Sunscreens
- Gourmet Kitchen has Island, Custom Cabinets, Granite Counters, Pot Filler, 5-Burner Gas Stovetop, Stainless Steel GE Profile Double Convection Ovens w/Warming Drawer, Microwave, Bosch Dishwasher & Walk-in Pantry
- Butler's Pantry has Sink & Built-in Ice Maker
- Utility Room has Custom Cabinets, Built-ins & Space for Refrigerator or Freezer
- All Secondary Bedrooms have Walk-in Closets & Custom Built-in Cabinetry
- Pool & Hot Tub w/Custom Hand-Fitted Carver Stone Decking, Flagstone Coping, Beach Entry, Waterfall & Slide
- Outdoor Kitchen w/Stainless Steel Gas Grill, Warming Drawer, Sink & Refrigerator
- Alarm System & Camera System for Security
- 3-Car Attached Garage is Insulated & has Finished Interior w/Epoxy-Coated Floor, Full Bath & Walk-in Closet, Utility Sink & Built-in Cabinets.
- 60'x 80' Workshop w/Overhang, 2nd Half Bath, 2 Roll-Up Doors, Private Entry Door, Electric & Plumbing, Custom Built-Ins, 2nd Floor Storage
- Outdoor Batting Cage
- 30 Acres has Agriculture Exemption for Hay & Livestock w/Stone Pillars & 440 Fence Frontage; Cross-Fenced High Fence in Back of Property Ready for Ranching & Proven Horse Grade Hay Farming
- 50'x40' Metal Horse Barn w/Overhangs, 4 Padded Stalls, Automatic Waterers, Fly Mister System, Wash Rack, Lighted Air-Conditioned Tack Room
- 100'x 200' Lit Outdoor Riding Arena
- 30'x 30' Hay & Equipment Barn
- 2 Conex Box Covered Storage Units & 3 Run-in Covers
- 2.5-Acre Stocked Pond has Largemouth Bass, Deck & Outdoor Grill
- Water Well House w/Austin White Stone Surround & Metal Roof w/2015 Recent Water Well Filtration System & Anaerobic Septic System
- Tree-Lined Circular Drive w/Water Fountain Feature & Gated Stone Front Entry
- Mature Landscaping w/Nineteen 100-Year Old Majestic Oak Trees
- 1920's George Ranch Historical Home on Property w/Potential as Fixer-Upper
- 10 Head of Bison